



MIAMI BEACH

FY 2013–2017

Consolidated Plan

Prepared by:

City of Miami Beach

Office of Real Estate, Housing and Community
Development

City of Miami Beach
FY 2013 – 2017 Consolidated Plan
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Executive Summary

ES-05 Executive Summary

1. Introduction

The City of Miami Beach's FY 2013-2017 Consolidated Plan represents and summarizes the objectives and outcomes identified by citizens, advisory committees, public service providers, community development corporations and City staff.

The overall goal of the community planning and development programs covered by this plan is to develop and redevelop viable urban communities by:

1. Providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing housing affordable to low-income persons accessible to job opportunities.

2.) Providing a suitable, sustainable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

3.) Expanding economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory

lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

Our Mission

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

Our Vision

The City of Miami Beach will be:

- Cleaner and Safer;
- More Beautiful and Vibrant;
- A Mature, Stable Residential Community with Well-improved Infrastructure;
- A Unique Urban and Historic Environment;
- A Cultural, Entertainment, Tourism Capital; and
- An International Center for Innovation in Culture, Recreation and Business.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Objectives and outcomes identified in the Plan include:

- **Public Facilities and Improvements**
 - Senior Centers
 - Drainage improvements
- **Public Services**
 - Youth services
 - Senior services
 - Childcare
 - Homeless services
 - HIV/AIDS services
- **Housing**
 - Construction of housing
 - Homeownership Assistance
 - Energy Efficiency Improvements
 - Multi-Family Rental Rehabilitation
- **Code Enforcement**
- **Economic Development**

3. Evaluation of past performance

The City has met frequently with the Community Development Advisory Committee (CDAC) and the Affordable Housing Advisory Committee to evaluate the past performance of activities and agencies funded by the City. Activities funded by the City benefited low and moderate income individuals, households and neighborhoods. In order to meet the needs of low and moderate income youth, a new Boys and Girls Club Center is being built in the South Beach Target Area. In order to meet the needs of low and moderate income seniors, the Jewish Community Services Senior Center is being renovated and a new Senior Center was built in the North Beach Target Area. In FY 2011/12 CDBG funds provided public service funds that benefited 5,855 people. Finally, Miami Beach CDC has rehabilitated/built over 500 units of affordable housing since 1998.

4. Summary of citizen participation process and consultation process

The City consulted with CDAC, AHAC, the Miami-Dade Homeless Trust, public service providers and community development corporations to identify outcomes and objectives in the Plan.

5. Summary of public comments

An ad was placed in the Miami Herald on May 5, 2013 announcing a 30 day comment period. A public meeting was held on May 8, 2013.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not accepted.

7. Summary

The City of Miami Beach's FY 2013-2017 Consolidated Plan represents summarizes the objectives and outcomes identified by citizens, advisory committees, public service providers, community development corporations and city staff.

The City consulted with CDAC, AHAC, the Miami-Dade Homeless Trust, public service providers and community development corporations to identify outcomes and objectives in the Plan.

The City will leverage its entitlement funds with other government funding and private sector financing to meet the outcomes and objectives in the Plan.

The Process

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Miami Beach	Real Estate, Housing and Community Development

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Brian Gillis, Community Development Coordinator, 305-673-7000 x 6120, briangillis@miamibeachfl.gov

PR-10 Consultation

1. Introduction

The City consulted with the Community Development Advisory Committee (CDAC), the Affordable Housing Advisory Committee (AHAC), City departments, subrecipients, the Miami-County Homeless Trust to identify high priority housing and community development needs.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City enhanced coordination between public and assisted housing providers and private and governmental health, mental health and service agencies by meeting with the following entities:

- **Housing Providers**
 - The Housing Authority of the City of Miami Beach
 - Miami Beach CDC
 - Douglas Gardens
- **Public Service Providers**
 - UNIDAD
 - Boys and Girls Clubs of Miami Dade County
 - Food for Life
 - Jewish Community Services
 - Little Havana Activities Nutrition Center
- **Homeless Service Providers**
 - The Miami-Dade County Homeless Trust
 - Citrus Health Network, Inc.

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Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Miami-Dade County Homeless Trust (Trust) serves as the lead agency for the Miami-Dade County Continuum of Care (CoC) structure. It is governed by the Miami-Dade County Homeless Trust Board, it is comprised of a 27-member, broad-based membership, including the City of Miami Beach, representing numerous sectors of our community. The board uses recommendations from its sub-committees, as well as recommendations from Homeless Trust staff and feedback from community meetings with providers to guide policy development for the CoC, including funding and project prioritization. This structure allows for a clear and transparent CoC leadership structure, participation of all stakeholders in the decision making process for funding and priorities and a coordinated response targeted toward strategic solutions to ending homelessness in Miami-Dade County.

Each year the Trust's CoC Sub-Committee identifies the community's homeless housing and services needs. The process involves extensive input from the community, including surveys of homeless persons and input from homeless providers, as well as public comment meetings, and review and approval by the Homeless Trust Board; all meetings are publicly noticed. This resulted in the following 2012 funding priorities:

- 1) Permanent housing for individuals or families experiencing chronic homelessness, veterans (individuals or families), and families with children.
- 2) Transitional Housing for - individuals or families experiencing chronic homelessness, veterans (individuals or families), and families with children.
- 3) Safe Havens, 4) Services Only – including outreach and the Homeless Management Information System (HMIS).

The City of Miami Beach, Homeless Services Division provides homeless outreach, partially funded by the Trust, to those homeless in the City of Miami Beach in accordance with the Trust's Outreach, Assessment and Placement model. The model provides a standardized procedure for homeless persons to access the continuum of care and ensures they access services appropriate to their individual needs.

The outreach teams also participate in the coordinated outreach process, another program funded by the Homeless Trust, which provides behavioral health outreach workers who work alongside regular outreach workers targeting chronically homeless persons. The coordinated outreach process brings together all the CoC outreach teams, including the Veterans Administration, once a month to discuss issues encountered, as well as discussing referrals to low demand, Housing First permanent housing program for the chronically homeless to be placed directly into from the street.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Miami Beach does not receive ESG funding, but does coordinate with the Miami-Dade County Homeless Trust to prioritize ESG objectives which currently are emergency shelter, homeless prevention and rapid re-housing. Priorities will be evaluated annually and take into account performance standards and outcomes. The Homeless Trust is currently developing a centralized assessment tool to capture data on all clients accessing services. HMIS is administered county-wide by the Homeless Trust. Providers who receive Trust funding are required to utilize the system and are provided individual user licenses, technical assistance and training related to the HMIS system. Among many of its functions, the system is used to generate reports on monthly and annual progress, provide point in time information, and conduct referrals from one program to another in accordance with both Homeless Trust and HUD policies and procedures.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
MIAMI BEACH CDC	Housing Neighborhood Organization	Housing Need Assessment Homeless Needs - Chronically homeless Market Analysis	Agency was consulted during the update of their Strategic Plan.
UNIDAD OF MIAMI BEACH, INC.	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic	Economic Development Anti-poverty Strategy Non Housing Need Assessment	Agency was consulted during the non housing community development needs assessment.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Neighborhood Organization		
Jewish Community Services of South Florida, Inc	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization	Homelessness Strategy Non housing need assessment	Agency was consulted during the non-housing needs assessment process.
Housing Authority of the City of Miami Beach	Housing	Housing Need Assessment Public Housing Needs	The HACMB was consulted during the housing needs assessment process.
Boys & Girls Clubs of Miami-Dade	Services-Children Regional organization	Anti-poverty Strategy Non Housing Need Assessment	Agency was consulted during the non-housing needs assessment.
LITTLE HAVANA ACTIVITIES AND NUTRITION CENTERS OF DADE COUNTY, INC	Services-Children Regional organization	Anti-poverty Strategy Non Housing Need Assessment	Agency was consulted during the non-housing needs assessment.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

NA

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Miami-Dade County Homeless Trust	Provided the Point-In-Time Count data, 10 Year Plan to End Homelessness, Continuum of Care Housing Gap Analysis and Housing Population,
Comprehensive Plan	City of Miami Beach	The Housing Element identifies housing goals, objectives and policies.
Local Housing Assistance Plan (LHAP)	City of Miami Beach/RHCD	The LHAP identifies affordable housing strategies.
2012 Community Satisfaction Survey	City of Miami Beach	The Strategic Plan includes the City's Mission Statement, Vision Statement, Value Statements, and Key Intended Outcomes.
HACMB Five Year Plan	The Housing Authority of the City of Miami Beach	One of the goals of the Strategic Plan is to provide affordable housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91-215(I))

The City cooperated and coordinated with other public entities, including the State and adjacent units of general local government in the implementation of the Consolidated Plan. The City plans to leverage its CDBG and HOME funds with State of Florida SHIP funds, and Miami-Dade County CDBG, HOME and SURTAX funds.

PR-15 Citizen Participation

- Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/broad community	CDAC meetings were held on January 24, May 1, May 8, and May 13, 2013.	The Committee identified funding priorities for the Consolidated Plan.	Comments were accepted and included in the Consolidated Plan.	www.miamibeachfl.gov
Newspaper Ad	Non-targeted/broad community	An ad was placed in the Miami Herald on 5, 2013 for a 30 day comment period.	No comments received.	NA	NA
Other/City of Miami Beach Website	Non-targeted/broad community	No responses.	No comments received.	NA	www.miamibeachfl.gov

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

AHAC, CDAC, the Committee on the Homeless, subrecipients and City staff identified the following housing and community development needs:

- **Public Facilities and Improvements**
 - Senior Centers
 - Flood Drainage Improvements
 - Operating Costs of Homeless Programs
- **Public Services**
 - Youth services
 - Senior services
 - Childcare services
 - Homeless services
 - Services for people with HIV/AIDS
- **Housing**
 - Construction of Housing
 - Homeownership Assistance
 - Energy Efficiency Improvements
 - Rehabilitation: Multi-unit Residential
- **Code Enforcement**
- **Economic Development**

NA-10 Housing Needs Assessment

Summary of Housing Needs

There are a total of 20,050 low to moderate-income households in Miami Beach, representing nearly 45% of the total households. Given the overall strength of property values, it creates significant cost burden and overcrowding problems. Many large lower income households are forced into rental communities with limited options for affordable units with 3 or more bedrooms. Data in this section has been provided by US HUD. Once new data is made available, the Plan will be updated. Additional data is provided by a Housing Study Update which was completed by a consultant in May, 2012.

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	87,933	87,677	-0%
Households	59,723	44,593	-25%
Median Income	\$27,322.00	\$41,892.00	53%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,415	5,285	7,350	4,250	
Small Family Households *	1,070	1,325	2,180	7,760	
Large Family Households *	30	85	165	825	
Household contains at least one person 62-74 years of age	1,225	765	815	375	2,180
Household contains at least one person age 75 or older	2,490	1,250	795	475	1,435
Households with one or more children 6 years old or younger *	515	345	630	2,500	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables for several types of Housing Problems

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	145	165	35	440	40	20	0	0	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	275	410	425	105	1,215	0	60	40	45	145
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	110	205	125	475	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	2,795	1,995	1,040	120	5,950	1,155	910	910	485	3,460
Housing cost burden greater than 30% of income (and none of the above problems)	880	650	2,840	890	5,260	220	460	470	255	1,405
Zero/negative income (and none of the above problems)	430	0	0	0	430	340	0	0	0	340

Table 7 – Housing Problems Table

Data Source: 2005-2009 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter				Owner					
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	3,200	2,660	1,840	380	8,080	1,195	995	950	540	3,680
Having none of four housing problems	1,970	925	3,690	2,480	9,065	270	705	870	845	2,690
Household has negative income, but none of the other housing problems	430	0	0	0	430	340	0	0	0	340

Table 8 – Housing Problems 2

Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	780	970	1,295	3,045	140	245	375	760
Large Related	30	45	70	145	0	0	30	30
Elderly	1,605	590	390	2,585	865	1,010	565	2,440
Other	1,635	1,650	2,485	5,770	370	200	435	1,005
Total need by income	4,050	3,255	4,240	11,545	1,375	1,455	1,405	4,235

Table 9 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

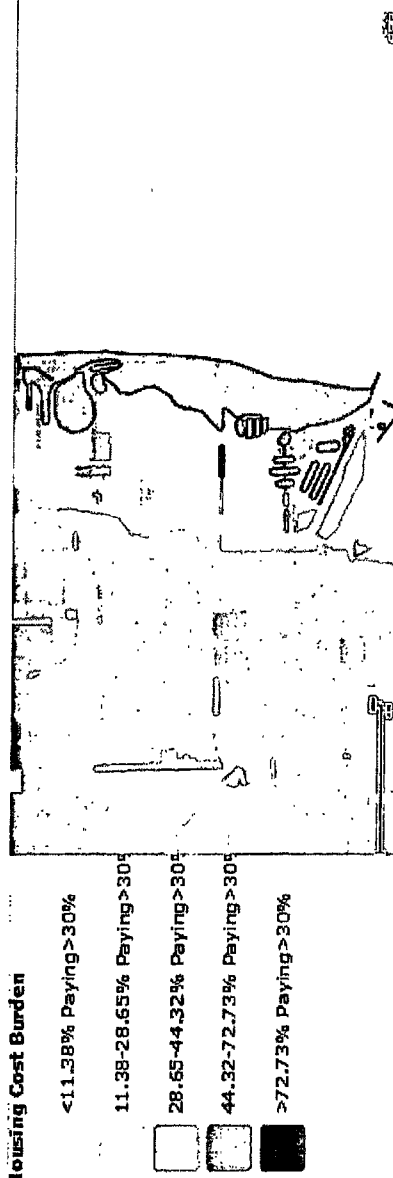
4. Cost Burden > 50%

	Renter			Total	Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	
Small Related	700	830	205	1,735	140	200	250	590
Large Related	30	30	10	70	0	0	30	30
Elderly	870	365	175	1,410	680	635	345	1,660
Other	1,530	1,245	650	3,425	335	160	295	790
Total need by income	3,130	2,470	1,040	6,640	1,155	995	920	3,070

Table 10 - Cost Burden > 50%

Data Source: 2005-2009 CHAS

Housing Cost Burden



Housing Cost Burden

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	215	465	480	205	1,365	0	60	40	55	155
Multiple, unrelated family households	30	30	75	0	135	0	0	0	0	0
Other, non-family households	65	25	115	35	240	0	0	0	0	0
Total need by income	310	520	670	240	1,740	0	60	40	55	155

Table 11 – Crowding Information

Data Source: 2005-2009 CHAS

What are the most common housing problems?

The most common housing problems are cost burden and overcrowding.

Affordability of available housing in both owner and rental markets is the most common problem.

Are any populations/household types more affected than others by these problems?

In Miami Beach lower income residents, larger families, elderly residents, and minorities are more affected by housing problems. Neither renters nor owners are exempt from experiencing the affects of housing cost burden. More than 25% of total households have an income cost burden greater than 30%; and nearly 15% of households have an income cost burden greater than 50%.

Overcrowding is primarily experienced by renters. Most available affordable rental properties are apartments/condominiums and are limited in square footage and the number of bedrooms.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Characteristics and needs of low income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered include loss of employment, underemployment and lack of access to affordable child care.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Data sources to generate the estimates include the Continuum of Care Plan and HMIS reports.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Cost burden has been linked with instability and an increased risk of homelessness.

Discussion

It is important to stress that cost burden poses a significant deterrent to providing appropriate housing for both renters and owners. Nearly 45% of all households are at or below 80% AMI and nearly 17% of all households are at, or below, 30% AMI, represented by a significant number of elderly residents. Half of the households at or below 30% AMI have a household member over 62 years of age; and 33% of those households have a member over 75 years of age. This means a significant number of households may be on fixed income and unable to keep up with the rising cost of properties.

Miami Beach has enjoyed a real estate market that has retained strong market values despite the general downturn in the national real estate market. This fact creates limitations on homeownership opportunities. Virtually all of the single-family homes are financially inaccessible by households that are even at 100% AMI. Ownership is generally left to the acquisition of a condominium; and even that is prohibitive in many of the properties. This issue has created a "double-edged sword" for the City as it struggles with providing affordable housing without negatively impacting rising property values.

Overcrowding is also a housing problem on Miami Beach. This is a more significant problem in the rental market than the ownership market. Many of the available rental multifamily properties on Miami Beach are apartments or condominiums with limited square footage and bedrooms. Most are efficiencies, one, and two-bedroom. This creates a significant problem for a large number of families that require 3 or more bedrooms.

NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Miami Beach residents with the greatest need for housing assistance are those households that experience housing cost burden and those that experience overcrowding.

According to the CHAS data, Hispanic households make up 59% of the 18430 households that have at least one housing problem, followed by White households at 36%, and Black households at 3%. However, within each of those ethnic groups, approximately 77% of that group's total households have at least one housing problem.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,495	1,145	770
White	1,840	320	335
Black / African American	130	0	75
Asian	35	0	90
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,380	825	240

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,770	515	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,260	95	0
Black / African American	75	0	0
Asian	75	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,220	405	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,100	1,250	0
White	2,485	330	0
Black / African American	285	0	0
Asian	45	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,255	855	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,065	2,185	0
White	970	845	0
Black / African American	25	75	0
Asian	0	55	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	1,070	1,105	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Although it can be seen that within the three largest racial/ethnic groups that there is a similar experience with regard to at least one housing problem; examination by the level of income uncovers more of a disparity. Hispanic households that have income of less than 30% AMI; represent 61% of the households with at least one housing problem within that income category.

NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems are generally defined as those households that experience overcrowding and cost burdens of more than 50% of income. Those households with lower income generally experience a disproportionately greater housing need.

Hispanic households make up 59% of the 11760 households that have at least one severe housing problem, followed by White households at 35%, and Black households at 3%. Within each of these ethnic groups, approximately 49% of that group's total households have at least one severe housing problem.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,395	2,240	770
White	1,665	500	335
Black / African American	130	0	75
Asian	35	0	90
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,505	1,705	240

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,655	1,630	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,005	350	0
Black / African American	30	50	0
Asian	65	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,425	1,205	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,790	4,560	0
White	1,120	1,695	0
Black / African American	145	135	0
Asian	10	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,485	2,625	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	920	3,325	0
White	370	1,445	0
Black / African American	10	90	0
Asian	0	55	0
American Indian; Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	550	1,630	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Again, although it can be seen that within the three largest racial/ethnic groups that there is a similar experience with regard to at least one severe housing problem; examination by the level of income uncovers more of a disparity. Hispanic households that have income of less than 30% AMI, represent nearly 57% of the households with at least one severe housing problem within that income category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

There are two important factors when measuring affordability: income and housing price. Cost burden is considered a problem when housing cost exceeds 30% of income, and a severe problem when the cost burden exceeds 50%. According to the CHAS data, 22805 households experience housing cost burden, which is 50% of total households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,935	10,995	11,810	850
White	11,085	4,910	4,665	410
Black / African American	245	265	255	75
Asian	335	145	110	90
American Indian, Alaska Native	75	0	0	0
Pacific Islander	0	0	0	0
Hispanic	8,840	5,605	6,525	240

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion

According to the CHAS data, Hispanic households make up 53% of the 22805 households that have a housing cost burden problem, followed by White households at 42%, and Black households at 2%. However, within each of those ethnic groups, approximately 50% of that group's total households have a housing cost burden problem.

NA-30 Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

With regards to housing problems versus severe housing problems, the data delivers similar results for each category on Miami Beach. The Hispanic population represents the largest share of the affected population. This ethnic group comprises more than 50% of the total population of Miami Beach. Nearly 60% of Hispanics are impacted by at least one or more of the housing problems, which suggests that housing has an overall impact on 35% of the City's total population, while considering only one ethnic group. The only other large group is the White population, which comprises more than 30% of the total. Its representation in the data with regards to being impacted by at least one housing problem is just slightly more than its population size. The Black/African American population is the largest of the other racial/ethnic groups, comprising about 4% of the total population, and representing approximately 3% of the population affected by at least one housing problem, depending on the percentage of AMI level.

Needs not previously identified

NA

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Many of the Hispanic and Black residents are located in the North Beach and South Beach neighborhoods, which are community development target areas.

Introduction

Totals in Use

Table 21 - Public Housing by Program Type

Characteristics of Residents

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Program Type									
	Certificate	Mod- Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program Disabled *	
# Homeless at admission	0	0	1	143	6	24	113	0	0
# of Elderly Program Participants (>62)	0	111	195	1,299	3	1,262	34	0	0
# of Disabled Families	0	13	1	664	4	590	70	0	0
# of Families requesting accessibility features	0	126	196	2,802	10	2,604	183	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	118	188	2,004	7	1,933	59	0	0
Black/African American	0	8	8	793	3	666	124	0	0
Asian	0	0	0	3	0	3	0	0	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Race	Certificate	Mod- Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	122	182	1,848	7	1,808	28	0	0
Not Hispanic	0	4	14	954	3	796	155	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment

Needs of public housing tenants and applicants on the waiting list for accessible units

The most immediate need is the availability of accessible units. The Rebecca Towers South development contains ten Section 504 accessible units and is in compliance with Section 504 UFAS accessibility requirements.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The waiting list for Rebecca Towers South consists of 679 applicants, of which 99% are extremely low income. The waiting list consists of 67 applicants with disabilities, equivalent to ten percent.

The waiting list for the Section 8 Housing Choice Voucher Program consists of 1871 applicant households.

How do these needs compare to the housing needs of the population at large

The public housing tenants/Housing Choice Voucher holders and applicants on the waiting list for accessible units have a greater need than the population at large due to housing options limited by their low incomes and the City's low vacancy rate.

NA-40 Homeless Needs Assessment

Introduction

The information in the table below is derived from the January 24, 2013 Point-In-Time count conducted in Miami-Dade County. County data is applied to this chart.

The estimates in the right hand columns are not currently available from the PIT count; these estimates were derived from HMIS. Where data does not appear in the column; there is no data available.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	421	0	0	0	0	0
Persons in Households with Only Children	31	0	0	0	0	0
Persons in Households with Only Adults	1,615	839	0	0	0	0
Chronically Homeless Individuals	194	547	0	0	0	5
Chronically Homeless Families	2	0	0	0	0	0
Veterans	193	60	0	0	0	0
Unaccompanied Child	122	7	0	0	0	0
Persons with HIV	89	24	0	0	0	0

Table 25 - Homeless Needs Assessment

Data Source Comments:

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Population includes Rural Homeless: none

Jurisdiction's Rural Homeless Population

None: the City of Miami Beach is an urban municipality and rural homeless statistics are not applicable.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction

Based on data collected during the January 2013 Point-In-time Count the homeless in the City of Miami Beach 67 percent are white, 22 percent are black and 11 percent were unknown. Of all homeless, 49 percent are Anglo, 18 percent are Hispanic, 17 percent are African American, 15 percent were either other or unknown.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The January 24, 2013 Point-In-Time Count resulted in 3,734 sheltered and unsheltered homeless people in Miami-Dade County. Of that number, 839 were unsheltered. The City of Miami Beach had the second highest homeless concentration in the county with a count of 138 people.

Nature and Extent of Homelessness by Racial and Ethnic Group

Data gathered through the January 24, 2013 Point-In-Time count indicated that of those unsheltered persons in Miami Beach, 3.6 percent are unaccompanied youth, 7.1 percent are veterans and 65.3 percent are chronically homeless individuals, 1 percent are transgendered individuals and 6 percent of the homeless population are couples.

Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness

Discussion

The January 24, 2013 Point-In-Time Count resulted in 3,734 sheltered and unsheltered homeless people in Miami-Dade County. Of that number, 839 were unsheltered. The City of Miami Beach had the second highest homeless concentration in the county with a count of 138 people.

NA-45 Non-Homeless Special Needs Assessment

Introduction

The Non-Homeless Needs Assessment describes:

- The characteristics of special needs populations;
- The housing and supportive needs of these population and how the needs are determined;
- The characteristics of persons with HIV/AIDS.

Characteristics of Special Needs Populations

Characteristics of people with special needs populations include the following:

- Elderly
- Frail elderly
- Severe mental illness
- Developmentally disabled
- Physically disabled
- Persons with alcohol/other drug addictions
- Victims of domestic violence
- Persons with HIV/AIDS

Housing and Supportive Service Needs and Determination

Housing needs of these populations include affordable housing and ADA accessible housing. Supportive services of these populations includes senior services, meals and other public service programs. The housing and supportive service needs of these populations were determined by analysis of census, ACS and CHAS data, consultations with CDAC, HACMB, and public service and affordable housing providers.

Public Size and Characteristics of Population with HIV / AIDS

Miami Dade County continually ranks in the top metropolitan statistical areas for HIV/AIDS incidence and prevalence. The State of Florida CDC's most recent monthly surveillance report shows that Miami Dade County reported 246 new HIV diagnoses in the first quarter of 2013 alone, up 17% from the first quarter of 2012. Miami Dade County also reported 131 AIDS cases during that period, up 12% from the first quarter of 2012. The CDC estimates that Miami Dade County was home to 26,456 persons living with HIV/AIDS (PLWHAs) as of 2/28/2013.

Within Miami Dade County, Miami Beach's 33139 zip code ranks in the top three zip codes of highest reported HIV and AIDS cases through 2012. The Miami Dade County Health Department estimated that there are between 1,006 – 1,884 PLWHAs living in the Miami Beach area (33139); this

represents between 3.8-7.1% of all PLWHA in Miami Dade County.[2] The same report estimates another 194 – 384 PLWHAS in the 33140 zip code, for a total of between 1,200 and 2,268 PLWHAs in the City of Miami Beach. According to the 2010 US Census QuickFacts for the City of Miami Beach, there were an estimated 89,840 residents of the city in 2011.[3] Taken together, these numbers show that PLWHAs represent between 1.3-2.5% of the population of Miami Beach.

Individuals living with HIV and AIDS are representative of the population as a whole, but some groups are more at risk than others. These individuals have some unique social, demographic, and economic characteristics which make them a special population with high need for social and community services. The AIDS rate is declining over time while the HIV diagnosis rate remains constant; this means that there are constantly increasing numbers of individuals who are living with HIV.[4]As of 2010 PLWHAs identified as 58% Black/African American, 33% Hispanic, 7% White and 2%

Discussion

The Non-Homeless Needs Special Needs Assessment has determined that there is a need for affordable housing and supportive services. The City is partnering with the HACMB and public service and affordable housing providers to address these needs. The City and its partners have developed strategies and will leverage CDBG and HOME funds to address these needs.

NA-50 Non-Housing Community Development Needs

Public Facilities

The City is building a new senior center in North Beach target area, a new youth center at Flamingo Park and is rehabilitating the JCS Senior Center on Espanola Way.

Need Determination

Meetings with CDAC and Public Meetings.

Public Improvements

There is a need for drainage improvements in flood prone areas of the City.

Need Determination

Meetings with CDAC and Public Meetings.

Public Services

- Youth services
- Senior services
- Childcare
- HIV/AIDS programs
- Homeless programs

Need Determination

Needs were determined by meetings with CDAC, service providers and Public Meetings.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Miami Beach has experienced a more successful economic condition than many other South Florida jurisdictions during the recent housing market crash and national recession. The housing market in Miami Beach continues to experience growth in development, which points toward a clear sign of market recovery. Most of the new starts, however, are in multi-family, condominium properties; in many cases high end properties.

The slowdown in the housing market is the result of the tightening of credit and underwriting standards and the sub-prime mortgage market crash, and the tightening of credit and underwriting of commercial loans to real estate developers. Despite this downturn, the median home price is \$374,600, which is well above the national average. Median rent, based on the 2009 ACS data, is \$887. This bodes well for the rental apartment industry, as more households will opt for renting versus buying. However, this creates upward pressure on rental rates, which results in fewer available affordable units. Larger households and low-income households face problems with locating affordable units that meet their size and income needs.

MA-10 Number of Housing Units

Introduction

The predominant type of housing in Miami Beach is multifamily; with properties of more than 20 units representing 62% of total residences and properties with more than 5 units representing 82% of total residences. When comparing tenure type, 62% of owners have units with 2 or more bedrooms, while 75% of renters have units with one or less bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,567	10%
1-unit, attached structure	960	1%
2-4 units	3,756	6%
5-19 units	13,057	20%
20 or more units	40,447	62%
Mobile Home, boat, RV, van, etc	115	0%
Total	64,902	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,228	7%	6,322	25%
1 bedroom	6,298	33%	12,818	50%
2 bedrooms	5,949	32%	5,322	21%
3 or more bedrooms	5,395	29%	1,261	5%
Total	18,870	101%	25,723	101%

Table 29 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Number and Targeting of Units

Federal and State funding will target households with income up to 80% AMI; and State funding (up to the maximum 30% of funds allocation) will target households with income up to 120% AMI.

Units Expected to be lost from Inventory

There is no expectation of a loss of existing affordable units. However, given the growing population, coupled with a housing market that encourages the development of market-rate units; for the number of affordable units to remain static will effectively create a reduction in overall units based on need.

Does the availability of housing units meet the needs of the population?

The shortage of housing that relieves the cost burden experienced by many households continues. Likewise, overcrowding due to the lack of availability of larger (multi-bedroom) units is an unmet need.

Need for Specific Types of Housing

There is a need for units that relieve cost burden and overcrowding.

Discussion

Due to the current condition of the real estate market which places demand on high end properties, the need for affordable units, particularly ones that meet the space requirements of larger low-income families, will remain difficult to satisfy. The rental market, which many low-income families must rely on, is feeling greater upward pricing pressure due to more families being forced out of the buying market due to tighter credit standards and loan underwriting standards.

A summary of housing supply is:

- Low percentage of homeowners compared to the national average
- High vacancy rate, due in part to the nature of Miami Beach as an entertainment and vacation destination
- Strong dominance in the housing mix by condominiums, particularly in residential towers
- Substantial share of housing units do not feature two or more bedrooms and thus are not ideal for households with children
- Majority of the housing stock built prior to the 1970s but is steadily being rehabilitated or replaced
- Only a very low number of housing units are in substandard condition
- Median condo and single-family home prices have declined significantly since 2008 but are now recovering
- Median monthly rents are increasing and not affordable to a majority of Miami Beach residents
- The rate of home sales increased by 70 percent from 2008 to 2012, indicating healthy housing demand
- Market Action Index of 18.67 indicates that Miami Beach is a buyer's market

MA-15 Cost of Housing

Introduction

As rents and home prices have continued to rise, the ability of a low-income household to find affordable accommodations becomes significantly more difficult. To be considered affordable, the cost of housing cannot exceed 30% of household income. For example: a household earning \$25,000 per year would be limited to monthly rent of \$625, which is lower than the median rent of \$887, and significantly lower than the market rent of \$1,122 for a two-bedroom unit.

Cost of Housing

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	138,700	374,600	170%
Median Contract Rent	581	887	53%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,261	16.6%
\$500-999	12,352	48.0%
\$1,000-1,499	5,396	21.0%
\$1,500-1,999	2,133	8.3%
\$2,000 or more	1,581	6.2%
Total	25,723	100.0%

Table 31 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,140	No Data
50% HAMFI	2,925	120
80% HAMFI	9,280	660
100% HAMFI	No Data	970
Total	14,345	1,750

Table 32 – Housing Affordability

Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	719	876	1,122	1,539	1,799
High HOME Rent	780	838	1,007	1,155	1,269
Low HOME Rent	616	660	791	914	1,020

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Availability of Sufficient Housing

The increase in the availability of affordable housing will continue to be a need that is difficult to satisfy. A strengthening real estate market puts upward pressure on rents and purchase prices and results in a widening income gap.

Expected Change of Housing Affordability

Likewise, the affordability may diminish as rents/purchase prices continue to escalate while incomes have minimal increases or remain static.

Rent Comparison

The method for determining the affordability deficit for families in need of housing is the process of comparing the amount of monthly income that is equal to 30% or less of that income with the rent costs associated with a unit that meets the family space needs.

For example: a household earning \$25,000 per year would be limited to monthly rent of \$625, which is lower than the median rent of \$887, and significantly lower than the market rent of \$1,122 for a two-bedroom unit. Therefore the deficit would be \$262 and \$497 when compared to the median rent and market rent, respectively.

Discussion

Purchase price of single-family homes and condos in Miami Beach is out of reach for median earning households and the median monthly rent in Miami Beach is also out of reach for all but those households earning slightly more than the median income.

MA-20 Condition of Housing

Introduction

More than half of the housing stock was built between 1950 and 1979 which suggests that rehabilitation is necessary, even in those properties that have been generally well maintained throughout the years. This also suggests that there is a risk of lead-based paint existing in many of the properties.

Definitions

Substandard Unit: A housing unit that does not meet local housing building codes and/or does not meet HUD Housing Quality Standards (HQS).

Substandard condition but suitable for rehabilitation: A substandard unit that based on reasonable cost of rehabilitation or historical significance, should be saved and rehabilitated.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,075	48%	13,745	53%
With two selected Conditions	298	2%	1,426	6%
With three selected Conditions	0	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,497	50%	10,512	41%
Total	18,870	100%	25,723	100%

Table 34 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,275	7%	1,439	6%
1980-1999	3,420	18%	3,263	13%
1950-1979	10,304	55%	13,523	53%
Before 1950	3,871	21%	7,498	29%
Total	18,870	101%	25,723	101%

Table 35 - Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,175	75%	21,021	82%
Housing Units build before 1980 with children present	3,000	16%	1,300	

Table 36 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Based on the CHAS data, approximately 50% of both owner-occupied and renter-occupied properties have identified at least one condition requiring rehabilitation. More than 50% of both the owner and renter housing stock was built between 1950 and 1979, suggesting that even properties that are generally well maintained would be in need of some form of rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Approximately 4,300 housing units have the potential of a LBP hazard.

Discussion

Based on the built-out condition of Miami Beach, coupled with the historic significance of many of the properties, housing rehabilitation versus new construction is a high priority.

Introduction

Totals Number of Units

Data Source: PIC (PIH Information Center)

Table 38 – Total Number of Units by Program Type

Table 1 - Total Number of Units

HACMB operates 200 public housing units. The physical condition of these units has been improved by replacing the Rebecca Towers roof, elevator, boiler, and improving energy efficiency and ADA accessibility. Its most recent HUD inspection yielded a score of 98.

Public Housing Condition

Public Housing Development	Average Inspection Score
Rebecca Towers South	98

Table 39 - Public Housing Condition

Restoration and Revitalization Needs

The Housing Authority of the City of Miami Beach (HACMB) is undertaking initiatives to address energy efficiency, parking lot improvements, security surveillance enhancements, and resident activities.

Strategy of Improving the Living Environment of low- and moderate Income Families

The HACMB's strategy is based on assessing the physical needs of its public housing development to improve the residents living environment. The HACMB has a Residents Advisory Board, and therefore residents are involved in the development of capital improvement plans.

Discussion

The HACMB has utilized CDBG funds to improve the condition of public housing and has a very high inspection score for its public housing units. It has focused on making physical improvements to the property and solicited resident input so that it can continue to enhance the quality of life for individuals and families that reside there.

MA-30 Homeless Facilities

Introduction

Miami-Dade County has a variety of housing options for homeless individuals ranging from emergency shelter to permanent supportive housing. There are dozens of homeless service providers in Miami-Dade County who provide housing, services or both. The City of Miami Beach as a member of the Continuum of Care has access to all of these providers and their services. Data on the homeless population is collected through the Homeless Management Information System, managed by the Miami-Dade Homeless Trust.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	590	89	930	2,042	292
Unaccompanied Youth	944	7	950	1,954	78
Households with Only Adults	0	0	0	679	3
Chronically Homeless Households	0	0	94	480	0
Veterans	49	0	0	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Miami Beach, Homeless Services Division provides homeless outreach, partially funded by the Miami-Dade County Homeless Trust (Trust), to those homeless in the City of Miami Beach in accordance with the Trust's Outreach, Assessment and Placement model. The model provides a standardized procedure for homeless persons to access the continuum of care and ensures they access services appropriate to their individual needs.

The outreach teams also participate in the coordinated outreach process, another program funded by the Trust, which provides behavioral health outreach workers who work alongside regular outreach workers targeting chronically homeless persons. The coordinated outreach process brings together all the CoC outreach teams, including the Veterans Administration, once a month to discuss issues encountered, as well as discussing referrals to low demand, Housing First permanent housing program for the chronically homeless to be placed directly into from the street.

The City's homeless outreach teams also make direct referrals to the following agencies:

- Douglas Gardens Community Mental Health - provides comprehensive mental health services, including case management and transitional and permanent housing to those chronically homeless in Miami Beach.
- Jewish Community Services of South Florida, Inc. - H.O.P.E. Day Laborer Program-Job/Self-Sufficiency Program - \$40,000 allocation from the City of Miami Beach to help fund the job program that allows Jewish Community Services (JCS) to hire 15 homeless person(s) referred to by the City of Miami Beach Homeless Service Program to clean streets and alleys under the direct supervision of JCS assigned supervisors working with the City of Miami Beach Sanitation Supervisor(s).

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

- Veterinary Care Human Services – provides pro-bono veterinary services for the homeless

MA-35 Special Needs Facilities and Services

Introduction

The City is funding the construction of a senior center in the North Beach Target Area that will provide meals and services for extremely low income elderly. The City is also funding renovations to the Jewish Community Services Senior Center located in the South Beach Target Area. The Center provides adult day to seniors. Many of the seniors suffer from Alzheimer's. The City is also funding the Boy's Club Youth Center which is also in the South Beach Target Area. Some of the youth that they serve have special needs. The City has consulted with subrecipients that provide supportive housing, supportive services and public services to persons with special needs. The City plans on funding these activities through an annual Request for Application process.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs include case management, education, community building, advocacy, health workshops and nutrition & healthy cooking classes.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Mayfair Hotel is a fully renovated, historical, Art Deco facility located in Miami Beach. The Mayfair has two programs through Douglas Gardens CMHC. One program is a 20 bed subsidy program for eligible DG consumers. The second is the 22 bed Shelter Plus Care Mayfair program. The site is in South Beach and central to cultural events and institutions such as museums, Miami City Ballet, New World Symphony, libraries, medical offices, and transportation.

The Shelter Plus Care Program is a permanent housing program designed to serve homeless individuals with a severe and chronic mental illness. In addition to the housing subsidy, persons in this program are provided with supportive services such as Case Management, Medication Management, and Social Rehabilitation groups. They are also encouraged to become involved in community and peer run activities such as Journal/Writing Club, Garden Gazette, DG Walking Club, and Double Trouble.

Douglas Gardens CMHC has two S+C programs: The Mayfair and Scattered Sites. The Mayfair is designed for persons in need of a more structured facility and monitoring. Scattered Sites is intended for persons able to live completely independently but still in need of psychiatric services and support.

In order to be eligible for the S+C Program, persons must be homeless, have a psychiatric disability, have a stable income, and be actively involved in treatment.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City plans to fund activities that address the housing and supportive service needs identified in the Consolidated Plan.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City plans to fund activities that address the housing and supportive service needs identified in the Consolidated Plan.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

When compared to other parts of Miami-Dade County or even some municipalities in other counties in South Florida, Miami Beach enjoys a relatively strong real estate market. This creates and contributes to the two primary problems affecting availability of affordable housing. This is compounded by the geography which presents limited vacant land for construction of new units. The cost burden associated with homeownership opportunities (other than condominiums) makes it almost impossible for low to moderate-income households to purchase a home. Furthermore, many of the units, both rental and condominium, are one bedroom or efficiencies and cannot accommodate those households that require multiple bedrooms.

MA-45 Non-Housing Community Development Assets

Introduction

This section includes an Economic Development Market Analysis which looks at the following indicators:

- Business Activity
- Labor Force
- Occupations by Sector
- Travel Time

The greatest employers by business sector are the following:

- Arts, Entertainment, Accommodations
- Professional, Scientific, Management Services
- Education and Health Care Services

The largest occupations by sector are the following:

- Management, business and financial;
- Sales and office;
- Service

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	263	3	1	0	-1
Arts, Entertainment, Accommodations	10,659	15,808	22	40	18
Construction	2,707	365	6	1	-5
Education and Health Care Services	7,564	6,428	16	16	0
Finance, Insurance, and Real Estate	4,690	3,784	10	9	-1
Information	1,499	852	3	2	-1
Manufacturing	1,409	114	3	0	-3
Other Services	2,239	1,644	5	4	-1
Professional, Scientific, Management Services	7,981	3,529	17	9	-8
Public Administration	999	1,697	2	4	2
Retail Trade	3,847	4,980	8	12	4
Transportation and Warehousing	2,060	208	4	1	-3
Wholesale Trade	2,150	458	4	1	-3
Total	48,067	39,870	--	--	--

Table 42 - Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Labor Force

Total Population in the Civilian Labor Force	50,594
Civilian Employed Population 16 years and over	48,067
Unemployment Rate	4.99
Unemployment Rate for Ages 16-24	17.41
Unemployment Rate for Ages 25-65	3.68

Table 43 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector

Management, business and financial	19,771
Farming, fisheries and forestry occupations	224
Service	11,349
Sales and office	12,044
Construction, extraction, maintenance and repair	2,474
Production, transportation and material moving	2,205

Table 44 - Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,022	61%
30-59 Minutes	13,567	31%
60 or More Minutes	3,660	8%
Total	44,249	100%

Table 45 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,473	223	1,817
High school graduate (includes equivalency)	7,788	523	2,127

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	10,303	622	1,966
Bachelor's degree or higher	20,725	627	3,928

Table 46 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	234	731	267	1,294	3,340
9th to 12th grade, no diploma	888	963	783	1,475	1,736
High school graduate, GED, or alternative	1,856	3,347	3,041	4,050	3,270
Some college, no degree	1,546	2,595	2,729	2,936	1,621
Associate's degree	327	1,514	1,492	1,648	550
Bachelor's degree	769	6,177	4,070	4,597	1,759
Graduate or professional degree	114	3,701	3,010	3,778	1,805

Table 47 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,779
High school graduate (includes equivalency)	21,254
Some college or Associate's degree	30,897
Bachelor's degree	42,621
Graduate or professional degree	64,824

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top three businesses by sector are the following:

1. Arts, Entertainment, and Accommodations (22%)
2. Professional, Scientific and Management Services (17%)

3. Education and Health Care Services (16%)

Describe the workforce and infrastructure needs of the business community:

The workforce needs of the business community are for the following occupations:

- Management, business and financial;
- Sales and office;
- Service

Drainage improvements are needed to help existing businesses and stimulate future economic development.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create

Planned local public or private sector investments and initiatives that may affect job and business growth opportunities during the planning period include planning and construction of a new convention center. This project will need unskilled and skilled labor. Drainage improvements will create jobs and provide economic development opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Workforce development is needed for the following employment opportunities:

1. Arts, Entertainment, and Accommodations
2. Professional, Scientific and Management Services
3. Education and Health Care Services

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

The City provides funding to a local non-profit, Unidad of Miami Beach Inc., to provide employment training for low and moderate income people. The Little Havana Activities Nutrition Center employs low and moderate income seniors at its Rainbow Childcare program. Miami Beach CDC housing rehabilitation projects provide training and employment opportunities.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

The arts, entertainment, accommodations, professional, scientific, management services, education and health care sectors are the major employers in the City. The City has a well educated workforce to meet the needs of the business community. There is a need to update the City's infrastructure, specifically its drainage to promote sustainable economic development in the City.

MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

Low-income households are more affected by multiple housing problems, particularly Hispanic households.

Are there areas in the Jurisdiction where these populations are concentrated?

Low income families are concentrated in the North Beach and South Beach Target Areas.

What are the characteristics of the market in these areas/neighborhoods?

The North Beach market generally has less new development, and although it is more affordable than some other areas, the need for affordable housing still is an unmet need based on the number of households that require it. There are fourteen low and moderate income block groups in the North Beach Target Area. There are twenty one low and moderate income block groups in the South Beach target area.

Are there any community assets in these areas/neighborhoods?

There is good access to transportation. There are many small, regional, national and international businesses that serve these neighborhoods. There are local CDCs that provided affordable housing and public services to low to moderate income populations.

Are there other strategic opportunities in any of these areas?

Strategic opportunities in these areas include:

- Construction of and rehabilitation of affordable housing;
- Opportunities for youth programs and the construction of a new youth center in the South Beach Target Area;
- Opportunities for senior programs and the opening of a new senior center in the North Beach Target Area;
- Economic development including a Facade Improvement Program in the North Beach Target Area; and
- Infrastructure improvements.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

(1) The general priorities for allocating investment geographically within the jurisdiction will be in the North Beach and South Beach Target Areas. The general priorities and needs are public facilities, public services and affordable housing.

(2) The rationale for establishing the allocation priorities given to each category of priority needs, particularly among extremely low income, low-income, and moderate income households is a housing market analysis, a poverty and income demographic analysis, CDAC recommendations, and consultation with City departments, subrecipients and the HACMB.

(3) Obstacles to meeting underserved needs include less federal and state resources.

(4) Priorities and specific objectives the jurisdiction intends to initiate and/or complete during the time period covered by the strategic plan include construction and or rehabilitation of public facilities, provision of public services and construction and or rehabilitation of affordable housing. Funds that are reasonably expected to be available to address identified needs include CDBG, HOME, SHIP, County funds, bank financing and subrecipient funds.

Proposed accomplishments and outcomes are construction and or rehabilitation of public facilities, provision of public services and construction and or rehabilitation of affordable housing.

To accommodate the population of the City, the City's 2025 Comprehensive Plan - Housing Element establishes a goal to have available a sufficient number of housing units in an adequate variety of types, sizes, locations, and cost ranges, within sound structures in safe neighborhoods. As such, the City has identified eight (8) primary housing-related objectives, which are:

1. Creation and/or preservation of affordable housing,
2. Elimination of substandard housing and structural and aesthetic improvements to existing housing,
3. Adequate sites and distribution of housing for very low to moderate-income households; and adequate sites for mobile and manufactured homes,
4. Adequate sites for group homes and foster care facilities,
5. Conservation, rehabilitation or demolition of housing, including identification of historically significant housing,
6. Relocation,
7. Housing implementation programs,

8. Energy efficiency and renewable resources

To further the Housing Element of the City's Comprehensive Plan, the Local Housing Assistance Plan was created, in compliance with the regulations and requirements of the State Housing Initiatives Partnership Program. Its purpose is to meet the housing needs of very low, low, and moderate-income households; to expand the production of, and the preservation of, affordable housing. To carry out this Plan, five (5) primary assistance strategies have been established:

- 1. Owner-occupied housing rehabilitation**
- 2. Disaster mitigation recovery**
- 3. New construction**
- 4. Down payment/closing costs and rehabilitation**
- 5. Multi-family rental housing development**

The City believes that these plans (which are incorporated by reference) are consistent with, and support this Consolidated Plan, and each other.

SP-10 Geographic Priorities

Geographic Area

1

NORTH BEACH AREA

Local Target area

The northern boundary is 87 Street and the southern boundary is 63 Street. The area includes portions of census tracts 3901, 3905 and 3907.

Specific housing characteristics include primarily older multifamily rental, condominiums and single family homes. Collins Avenue, 71 Street and Normandy Drive are the major commercial corridors.

During the consultation process, business owners, local subrecipients that serve that area and CDAC identified this neighborhood as a target area. It also has high concentrations of poverty and low and moderate income block groups.

1. Youth programs
2. General public services for immigrants and low and moderate income residents
3. Senior services
4. Code enforcement
5. Economic development
6. Homeless outreach

1. Improve the housing stock
2. Provide more public services
3. Economic development
4. Improve the overall quality of life
5. Provide more services for the homeless
6. Improve public safety

2

SOUTH BEACH

Local Target area

The northern boundary of the South Beach Target Area is Dade Boulevard and the Southern boundary is Biscayne Bay. Census tracts in the Target Area include portions of 4201, portions of 4202, portions of

4300, and portions of 4401, 4402 and 4500.

The South Beach Target Area contains a diverse mix of housing and commercial characteristics. The housing stock includes single family homes, public housing, condominiums, and apartment buildings. Commercial characteristics include small businesses, hotels, and the Shops at Fifth Street which includes a supermarket and several national chain stores.

Consultation with the HACMB, CDAC, City Departments and subrecipients helped to identify this neighborhood as a target area.

1. Youth programs
2. General public services for immigrants and low and moderate income residents
3. Senior services
4. Economic development
5. Homeless outreach

Table 49 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The North Beach and South Beach neighborhoods have the highest concentration of low and moderate income census tracts and people in poverty.

SP-25 Priority Needs

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Childcare	High	Extremely Low Low Moderate Large Families Families with Children	Public service activities
Youth Programs	High	Extremely Low Low Moderate Large Families Families with Children	Public service activities
Senior Services	High	Extremely Low Low Moderate Elderly Elderly Frail Elderly	Public service activities
Affordable Housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly	Multi-family Rehabilitation
Energy Efficiency	High	Extremely Low Low Moderate	Public Facility or Infrastructure Activities Multi-family Rehabilitation
Drainage Improvements	High	Extremely Low Low Moderate Middle	Public Facility or Infrastructure Activities

		Large Families Families with Children Elderly Public Housing Residents	
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Table 50 – Priority Needs Summary

Narrative (Optional)

The current difficulties in the housing market present a large challenge for the City. The housing market in Miami Beach, though diminished from previous high levels is still prohibitive for many households. Cost burden is the number one problem affecting housing availability. The City must balance its efforts between the production of more affordable housing without diminishing overall property values and ultimately affecting its tax revenue base.

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	NA
TBRA for Non-Homeless Special Needs	NA
New Unit Production	<p>There is high demand in the rental market due to an improving economy, which further drives up the cost burden for housing. The City of Miami Beach is largely built out so new construction opportunities are limited.</p> <p>The aging housing stock in the City make the rehabilitation of existing housing stock a priority.</p> <p>Acquisition and rehabilitation of housing is also a priority. The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop more high end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding.</p>
Rehabilitation	<p>There is high demand in the rental market due to an improving economy, which further drives up the cost burden for housing. The City of Miami Beach is largely built out so new construction opportunities are limited.</p> <p>The aging housing stock in the City make the rehabilitation of existing housing stock a priority.</p> <p>Acquisition and rehabilitation of housing is also a priority. The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop more high end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding.</p>
Acquisition, including preservation	<p>There is high demand in the rental market due to an improving economy, which further drives up the cost burden for housing. The City of Miami Beach is largely built out so new construction opportunities are limited.</p>

	<p>The aging housing stock in the City make the rehabilitation of existing housing stock a priority.</p> <p>Acquisition and rehabilitation of housing is also a priority. The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop more high end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding.</p>
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Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

Anticipated resources include CDBG, HOME and SHIP funds. HUD requires that PIs provide a 25% match for all HOME project funds. Historically the City has used RDA funds as the required match.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	909,737	0	0	909,737	3,638,848	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	442,022	0	0	442,022	1,768,089	

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage additional resources (private, state and local funds). Local funds will be used to fulfill the HOME program match requirements.

Federal funds will be used to leverage additional financial resources including SHIP, Miami-Dade County Surtax, and Redevelopment Agency funds. The Redevelopment Agency has provided such significant funding that the required HOME funds match has an excess of \$3.9 million.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns the property that will be used to address youth and senior needs in the plan.

Discussion

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Boys and Girls Clubs of Miami-Dade	Non-profit organizations	public services	Jurisdiction
Housing Authority of the City of Miami Beach	PHA	Rental	Jurisdiction
Jewish Community Services of South Florida, Inc	Non-profit organizations	Homelessness public services	Jurisdiction
MIAMI BEACH CDC	Non-profit organizations	Rental	Jurisdiction
UNIDAD OF MIAMI BEACH, INC.		public services	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths in the institutional delivery system include partnerships with an affordable housing CDC and public service providers that provide youth services, senior services and other public services to low and moderate income residents.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics	X		X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As a member of the Miami-Dade County Continuum of Care, the City of Miami Beach coordinates with CoC providers to meet the needs of the homeless within the community.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Continuum of Care service delivery system allows for a single point of entry which allows for better targeting of services and meeting client needs, better knowledge of resources available in the community, and improved referral networks through HMIS.

Gaps include the City of Miami Beach not having homeless facilities within its boundaries, not having enough homeless outreach personnel to cover the entire city and the need for emergency shelters for homeless sexual offenders.

SP-45 Goals Summary

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facility or Infrastructure Activities	2013	2017	Non-Housing Community Development	CDBG Eligible Block Groups	Energy Efficiency Drainage Improvements	CDBG	Public Facilities People
Public service activities	2013	2017	Non-Housing Community Development	Citywide	Childcare Youth Programs Senior Services	CDBG	People
Multi-family Rehabilitation	2013	2017	Affordable Housing	Citywide	Affordable Housing Energy Efficiency	CDBG HOME	Units

Table 55 – Goals Summary

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the City of Miami Beach (HACMB) is not subject to a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

The HACMB encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board. The HACMB conducts a monthly Management/Resident meeting to encourage participation by the residents. The HACMB distributes a monthly newsletter to all public housing residents, which contains relevant agency news and information on available community resources. Homeownership is not applicable as Rebecca Towers South is an elderly designated rental development. The HACMB's Board of Commissioners includes a public housing resident as Commissioner.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

NA

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SP-55 Barriers to affordable housing

Barriers to Affordable Housing

When compared to other parts of Miami-Dade County or even some municipalities in other counties in South Florida, Miami Beach enjoys a relatively strong real estate market. This creates and contributes to the two primary problems affecting availability of affordable housing. This is compounded by the geography which presents limited vacant land for construction of new units. The cost burden associated with homeownership opportunities (other than condominiums) makes it almost impossible for low to moderate-income households to purchase a home. Furthermore, many of the units, both rental and condominium, are one bedroom or efficiencies and cannot accommodate those households that require multiple bedrooms.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has developed specific objectives, outlined in the Housing Element of its Comprehensive Plan, to address the housing needs of low to moderate-income households. These objectives are aimed at creating affordable housing opportunities in spite of the barriers. These objectives are further enhanced by specific assistance strategies that are outlined in the Local Housing Assistance Plan.

SP-60 Homelessness Strategy

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Miami Beach's Homeless Services Division provides homeless street outreach services partially funded by the Trust, to those homeless in the City of Miami Beach in accordance with the Trust's Outreach, Assessment and Placement model. The model provides a standardized procedure for homeless persons to access the continuum of care and ensures they access services appropriate to their individual needs.

The Homeless Outreach Teams (HOT) services include engagement that provides immediate support and links to other support networks and may include assessment and case management to understand client barriers and identify housing options, direct placement into emergency shelter, relocation services to a friend or family member outside of the city who is willing to house the individual (no one is sent to another location without verifying that they have some where to go), bus passes, emergency physical and mental health services, and services for special populations including homeless youths, victim services and services for people living with HIV/AIDS.

HOT also participate in the coordinated outreach process, another program funded by the Homeless Trust, which provides behavioral health outreach workers who work alongside regular outreach workers targeting chronically homeless persons. The coordinated outreach process brings together all the CoC outreach teams, including the Veterans Administration, once a month to discuss issues encountered, as well as discussing referrals to low demand, permanent housing programs for the chronically homeless to be placed directly into from the street.

Addressing the emergency and transitional housing needs of homeless persons

With 16% of the Miami-Dade County homeless population within the City, the City of Miami Beach is addressing emergency housing needs by funding 48 emergency shelter beds with resort funds at shelters throughout the county. The City was also recently allocated 100 emergency shelter beds by the Trust in FY 2012. However, this is still not enough and the City will continue to explore ways of expanding emergency housing needs as well as supporting renovations and rehabilitations of structures by community providers to provide new and existing emergency shelters and transitional housing for the purpose of providing decent housing and essential services to the homeless population.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the

period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County provides funding to Citrus Health Network, Inc. for its Housing Assistance Network of Dade (HAND) program to administer its rapid re-housing programs and services to individuals and families who are at risk of homelessness. The program assists people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The County, through this program expects to serve 488 households or individuals annually.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Miami-Dade County Homeless Trust will provide housing relocation and stabilization services and rental assistance to prevent households from experiencing homelessness. The Trust and its subrecipients will provide services to extremely low-income individuals and families living in the County or identify alternative permanent rental housing and achieve housing stability.

SP-65 Lead based paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

Recognizing that there are potentially 4300 (according to the CHAS data) units with hazardous lead-based paint conditions, the City of Miami Beach works with its CHDO to ensure that these conditions are eliminated when rehabilitating affordable properties. All project contracts require that the developer (CHDO) comply with the Lead Based Paint Poisoning Prevention Act. Most of the multi-family rehabilitation projects are projects in which the properties are completely gutted, so the elimination of potential hazards is accomplished.

How are the actions listed above related to the extent of lead poisoning and hazards?

The presence of lead-based paint in housing is one of the most critical environmental hazards found in housing. In 1978, restrictions were placed on the use of lead-based paint, which had been used extensively in prior years. Research showed that the use of lead-based paint could be linked to developmental disabilities in humans, particularly children. Because low and moderate-income persons tend to live in older properties that have not been rehabilitated, the health hazards have the potential to affect those persons in greater numbers. Thus the above actions help to ensure that low and moderate-income persons have a greater number of options for living in safe, affordable housing.

How are the actions listed above integrated into housing policies and procedures?

These actions are aligned with the goals of this Consolidated Plan and are an integral part of the delivery of decent and safe housing for low and moderate-income individuals and families. Lead hazards are addressed in the Housing Policies of the Community Development Policies and Procedures manual.

SP-70 Anti-Poverty Strategy

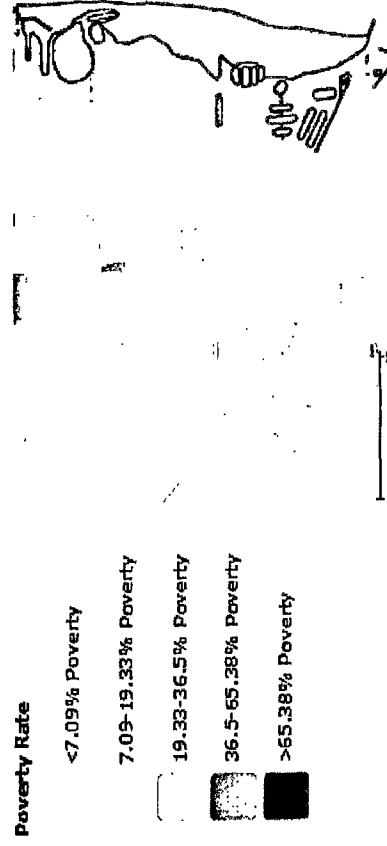
Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's goal is to fund programs and develop policies to reduce the number of people living in poverty. There are 13,476 living in poverty in the City. There are 1,028,816 (11.1%) children living in poverty. There 3,515 elderly (25.5%) of all persons 65 and over living in poverty. The City will partner with City departments and subrecipients to reduce the number of poverty level-families. The City will fund childcare and youth programs in high poverty neighborhoods to give parents the opportunity to work full time. The City will also fund senior programs to provide meals and adult day care for low and moderate income seniors.

Data Source: US Census Bureau

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will partner with Miami Beach CDC and the HACMB to provide supportive services and decent, safe, affordable housing for low and moderate income residents. Rehabilitation and construction of affordable housing is one of the goals of the affordable housing plan. The City and its affordable housing partners are leveraging CDBG and HOME funds with other county, state, federal and private funds. The City will fund supportive service programs to assist people living in poverty.



Poverty Rate

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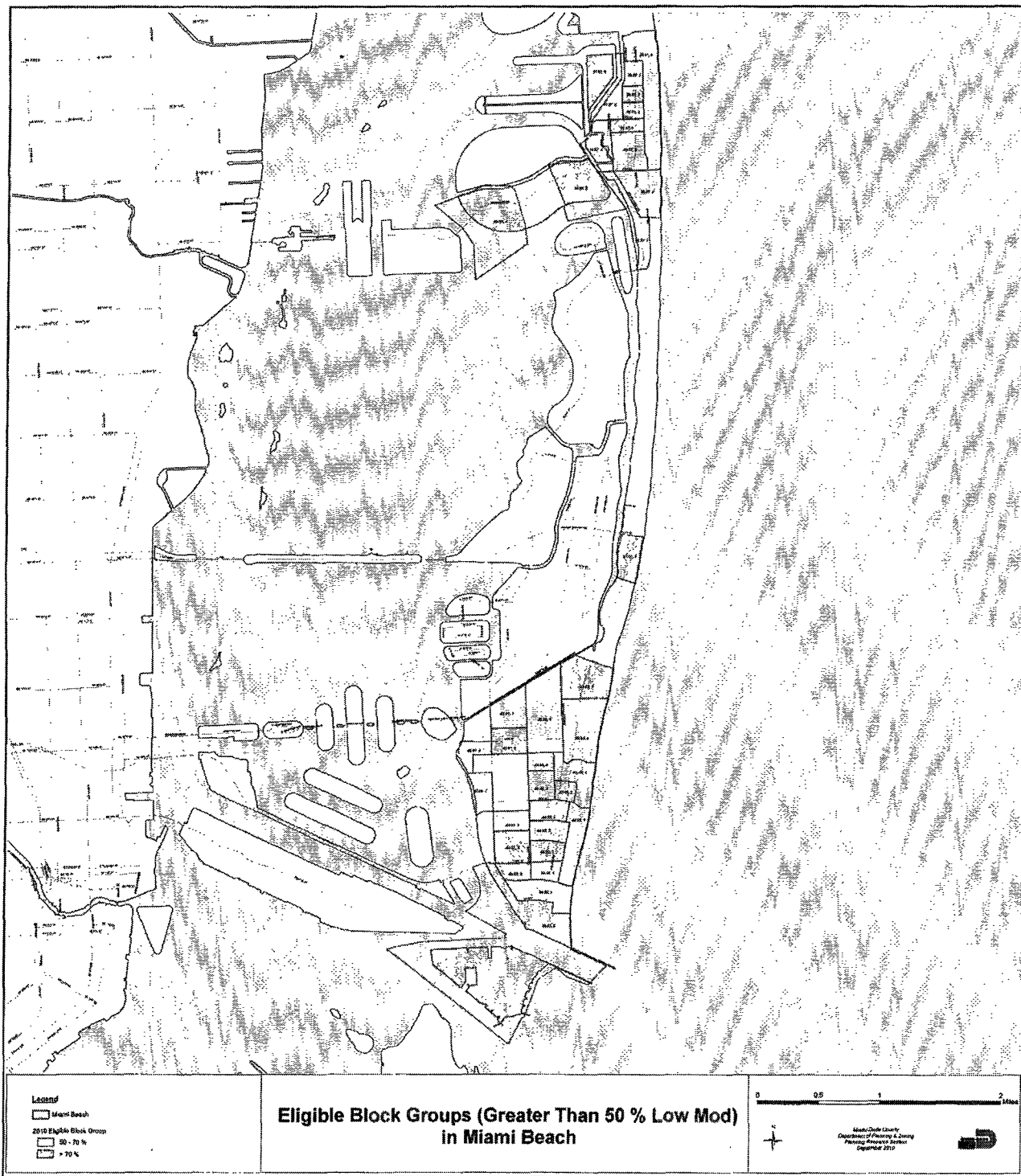
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SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City has developed policies and procedures to monitor subrecipients for long term compliance with requirements of the CDBG and HOME programs. Each year a desk audit, risk assessment, and on site monitoring is conducted for every activity and subrecipient. In addition, technical assistance workshops are provided each year and a copy of "Playing by the Rules" has been provided to each subrecipient.

During the development of the Consolidated Plan, the Planning Department reviewed a draft of the Consolidated Plan for consistency with the City's Comprehensive Plan Housing Element.



Demographic and Housing Data

2010 Census

City of Miami Beach, FL

Population

Total Population 87,779

Population by Sex/Age

Male	45,969
Female	41,810
Under 18	11,220
18 & over	76,559
20 - 24	5,177
25 - 34	17,411
35 - 49	22,942
50 - 64	15,509
65 & over	14,233

Population by Ethnicity

Hispanic or Latino	46,564
Non Hispanic or Latino	41,215

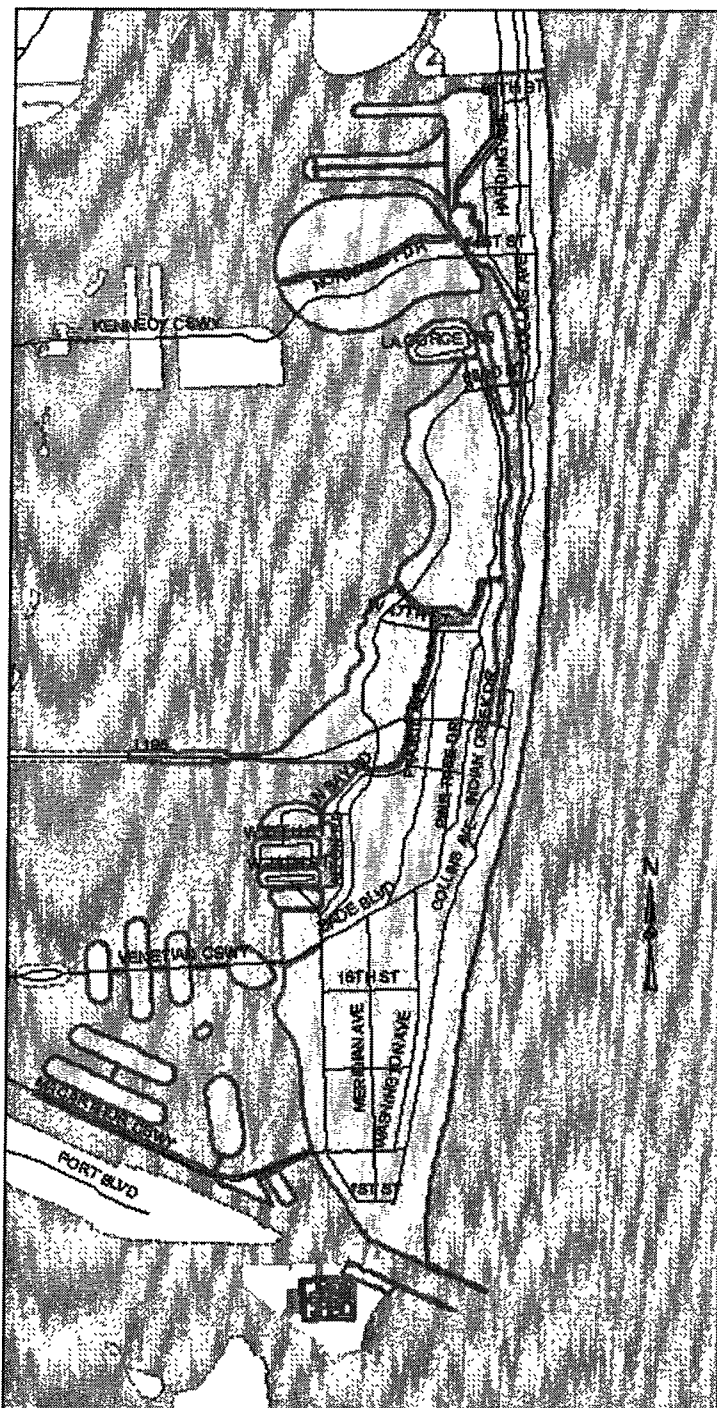
Population by Race

White	76,677
African American	3,825
Asian	1,635
American Indian and Alaska Native	256
Native Hawaiian/Other Pacific Islander	45
Other	3,002
Identified by two or more	2,339

Housing Status

(in housing units unless noted)

Total	67,499
Occupied	47,168
Owner-occupied	18,194
Population in owner-occupied	35,549
Renter-occupied	28,974
Population in renter-occupied	51,204
Households with individuals under 18	6,492
Vacant	20,331
Vacant: for rent	4,770
Vacant: for sale	1,320
Vacant: for seasonal/recreational/ occasional use	11,988



Source: U.S. Census Bureau, Census 2010, SF1, Miami-Dade County, Department of Planning and Zoning, Research Section, 2011.





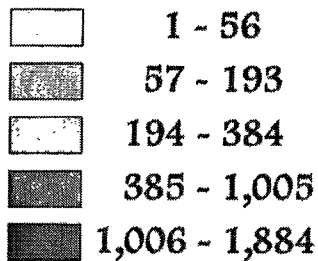
MIAMI-DADE COUNTY

PEOPLE LIVING WITH HIV/AIDS [PLWHA] THROUGH 2012

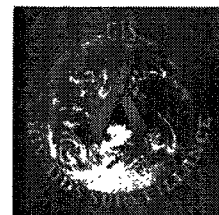
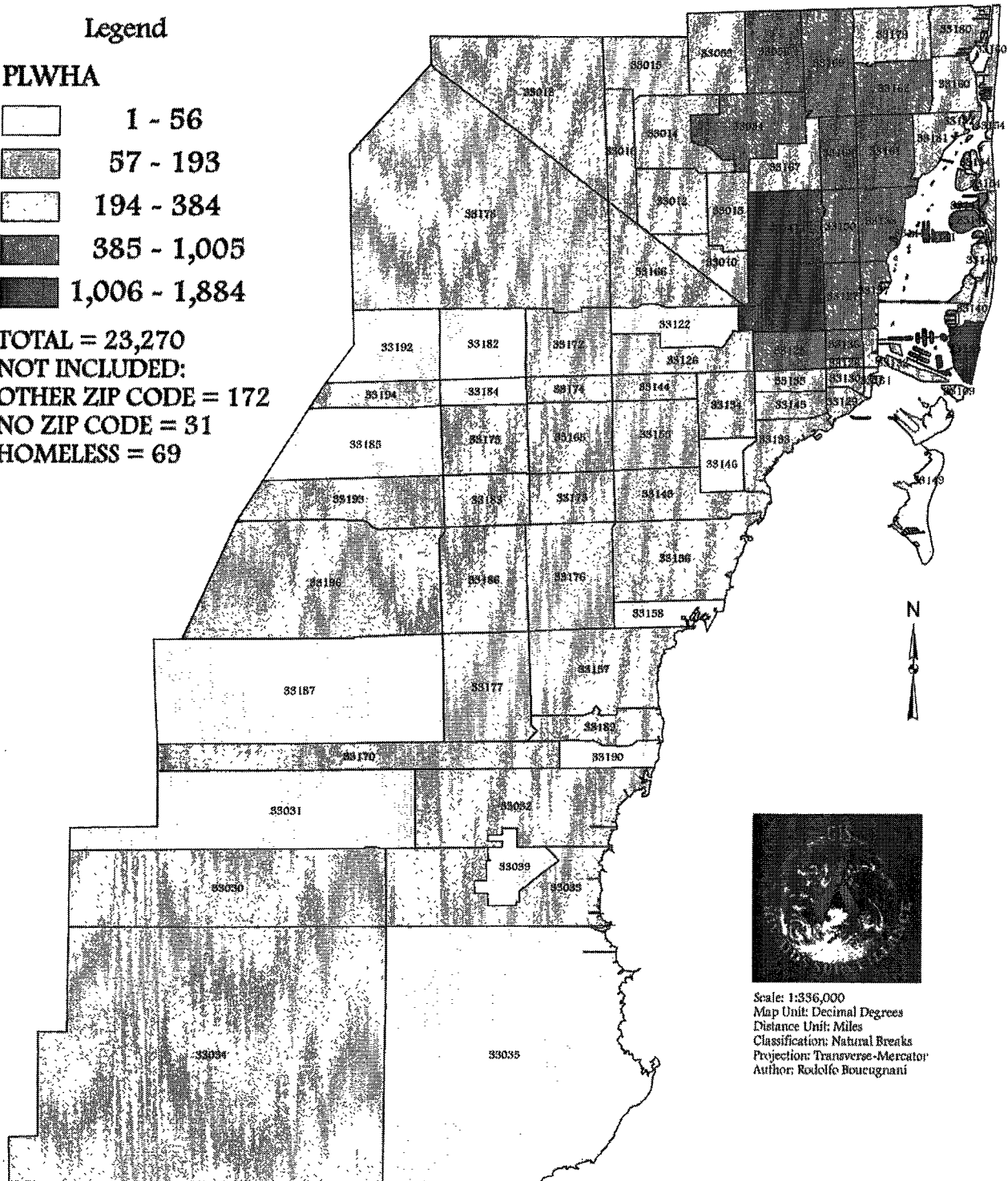
PLWHA cases are those whose current residence is Miami-Dade regardless of where they were reported.

Legend

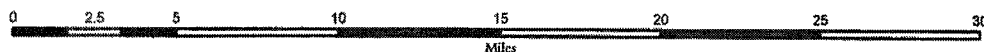
PLWHA



TOTAL = 23,270
NOT INCLUDED:
OTHER ZIP CODE = 172
NO ZIP CODE = 31
HOMELESS = 69



Scale: 1:336,000
Map Unit: Decimal Degrees
Distance Unit: Miles
Classification: Natural Breaks
Projection: Transverse-Mercator
Author: Rodolfo Boucugnani



RESOLUTION NO. 2013-28237

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIVE-YEAR (FY2013-2017) CONSOLIDATED PLAN FOR FEDERAL FUNDS IN SUBSTANTIALLY THE ATTACHED FORM; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS AND TO SUBMIT THE FIVE-YEAR (FY2013-2017) CONSOLIDATED PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

WHEREAS, the City of Miami Beach is an entitlement recipient of federal formula HUD grant programs as follows: Community Development Block Grant (CDBG) funds, and HOME Investment funds (HOME), and the City expects to continue to receive entitlement funds from these grant programs to operate the City's housing and community development activities; and

WHEREAS, the Five-Year Consolidated Plan is a federal requirement for all HUD entitlement cities; and

WHEREAS, the attached Five-Year (FY 2013-2017) Consolidated Plan is the City's long-term plan on how it intends to use federal CDBG and HOME entitlement funds for Fiscal Years (FY) 2013/14 through 2017/18; and

WHEREAS, this Plan has been prepared in accordance with HUD's national guidelines and describes our community needs, resources, priorities, and proposed activities to be undertaken with CDBG and HOME funding; and

WHEREAS, actual detailed implementation strategies are not reflected in these plans, but are left to individual jurisdictions to undertake, as outlined and adopted in their One-Year Action Plan, which outlines the entitlement community's housing and non-housing community development needs, priorities, and proposed use of funds for the ensuing program year; and

WHEREAS, a comprehensive planning phase was initiated by the City on March 28, 2013, when the City's Request for Proposals for CDBG, HOME and SHIP funds was made available to the public; and

WHEREAS, a separate CDAC meeting was held on May 8, 2013 to review and discuss the Five-Year (FY2013-2017) Consolidated Plan; and

WHEREAS, a public meeting was held on May 8, 2013, and a draft Five-Year (FY2008-2012) Consolidated Plan was made available to the public for a 30-day comment period from May 6, 2013, through June 4, 2013; and

WHEREAS, while CDBG funds are primarily used to provide vital public services, housing activities, code enforcement, public facilities, youth centers and senior centers, HOME Program funds have been used for affordable rental housing activities and first time homeownership opportunities; and

WHEREAS, the City Manager is the HUD designated agent for all formula grants, and executes the grant applications, the Agreements, and other applicable HUD documents on behalf of the City.

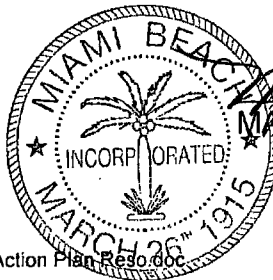
NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that Mayor and City Commission authorize the adoption of the Five Year (FY2013-2017) Consolidated Plan for Federal Funds, in substantially the attached form; and further authorize the City Manager to execute all applicable documents and to submit the Five-Year (FY2013-2017) Consolidated Plan to the U.S. Department of Housing and Urban Development.


PASSED AND ADOPTED this 5th day of June, 2013.

ATTEST:



CITY CLERK

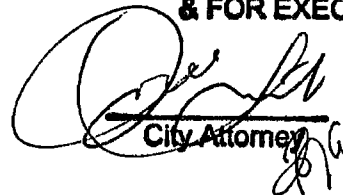




MAYOR

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**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney

5/20/13

Date

Condensed Title:

A Resolution Adopting the City's Five-Year (FY 2013-2017) Consolidated Plan for Federal Funds.

Key Intended Outcomes Supported:

Sustainability initiatives. Affordable housing for the labor force.

Supporting Data (Surveys, Environmental Scan, etc.): Based on the 2012 Community Satisfaction Survey, 66% of residents gave the City positive marks for its efforts to be a green or sustainable. 34% of businesses rated lack of affordable housing in Miami Beach for their labor force as their most important challenge.

Issue:

Shall the City adopt the Five-Year (FY 2013-2017) Consolidated Plan in substantially the attached form?

Item Summary/Recommendation:

The Five-Year (FY 2013-2017) Consolidated Plan is the City of Miami Beach's long-term plan on how it intends to use federal CDBG and HOME entitlement funds for fiscal years 2013/14 through 2017/18. This plan has been prepared in accordance with HUD's national guidelines and describes our community needs, resources, priorities, and proposed activities to be undertaken with CDBG and HOME funding. Actual detailed implementation strategies are not reflected in Five-Year Consolidated Plans, but are left to individual jurisdictions to undertake as outlined and adopted in their One-Year Action Plan, a HUD requirement which outlines the entitlement community's housing and non-housing community development needs, priorities, and proposed use of funds for the ensuing program year.

Advisory Committee Recommendation:

The Community Development Advisory Committee (CDAC) met and addressed these issues as follows:

- January 24, 2013 - met to discuss Five-Year (FY 2013-2017) Consolidated Plan;
- May 1, 2013 - heard 19 oral presentations from applicants for CDBG and HOME funding;
- May 8, 2013 - reviewed and recommended funding for FY 2013/2014 One-Year Action Plan;
- A Public Meeting was held on May 8, 2013. A draft Five-Year (FY 2013-2017) Consolidated Plan was made available for a 30-day comment period from May 6, 2013 through June 4, 2013.

Financial Information:

Source of Funds:	Amount	Account
1		N/A
2		
OBPI	Total	

Financial Impact Summary: Federal CDBG and HOME funding will be allocated to the City of Miami Beach and the City will allocate the FY 2013-17 entitlements.

City Clerk's Office Legislative Tracking:

Maria Ruiz x6491

Sign-Offs:

Department Director	Assistant City Manager	City Manager
		

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MIAMI BEACH

AGENDA ITEM CTS
DATE 6-5-13



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM-

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 5, 2013

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIVE-YEAR (FY2013-2017) CONSOLIDATED PLAN FOR FEDERAL FUNDS IN SUBSTANTIALLY THE ATTACHED FORM; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS AND TO SUBMIT THE FIVE-YEAR (FY2013-2017) CONSOLIDATED PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

The Five-Year Consolidated Plan is a federal requirement for all U.S. Department of Housing and Urban Development (HUD) entitlement cities. The City of Miami Beach is a HUD-designated entitlement city, as determined by the decennial census information on population growth lag, overcrowding, age of housing stock, and poverty. The City of Miami Beach has been a Community Development Block Grant (CDBG) entitlement community since 1975. As an entitlement city, the City of Miami Beach automatically qualifies for an annual allocation of federal funding under HUD's grant programs. The annual allocation of funds, or One-Year Action Plan, is one component of the Five-Year Consolidated Plan.

FIVE-YEAR CONSOLIDATED PLAN

The current Five-Year (FY 2008-2012) Consolidated Plan was prepared in 2008 was prepared by a consultant at the cost of \$35,000. In 2011, in preparation of the upcoming next five-year cycle, representatives of US HUD announced that the next round of five-year plans were to be created using HUD's Integrated Disbursement Information System (IDIS) program. Consequently, city staff attended HUD training and webinars. The attached proposed Five-Year (FY 2013-2017) Consolidated Plan was prepared by city staff using the IDIS program, as required. The proposed Five-Year (FY 2013-2017) Consolidated Plan is the City of Miami Beach's long-term plan on how it intends to use federal CDBG and HOME Investment Partnership Program (HOME) entitlement funds for fiscal years 2013/14 through 2017/18. This plan has been prepared in accordance with HUD's national guidelines and describes our community needs, resources, priorities, and proposed

activities to be undertaken with CDBG and HOME funding. This document must be submitted to HUD by August 15, 2013. Actual detailed implementation strategies are not reflected in Five-Year Consolidated Plans, but are left to individual jurisdictions to undertake as outlined and adopted in the One-Year Action Plan, a HUD requirement which outlines the entitlement community's housing and non-housing community development needs, priorities, and proposed use of funds for the ensuing program year.

As an entitlement community, funding comes to the City's Housing and Community Development Division to "develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate income persons." The HOME Program, also funded by HUD, was started in 1992 to provide a block grant specifically for affordable housing. HUD allocates these funds "to strengthen public/private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing with primary attention to rental housing, for very low-income families." CDBG funds have been primarily used to provide vital public services, housing activities, code enforcement, public facilities, youth centers, and senior centers, while HOME funds have been used for affordable rental housing activities and first time homeownership opportunities.

CONCLUSION

The Administration recommends that the Mayor and City Commission approve the attached resolution adopting the City's Five-Year (FY2013-2017) Consolidated Plan in substantially the attached form.


JLM/KGB/AP